



SANDGATE PARISH COUNCIL
Minutes of a **PLANNING COMMITTEE MEETING**
Held on Tuesday 3rd June 2024
At Sandgate Parish Council Offices/Library
James Morris Court, Sandgate High Street

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 These Minutes will only be deemed to be a correct record of the meeting when approved and signed at the next meeting.

**Councillors:** Hazel Barrett, Michael Fitch, Peter Hickman, Simon Horton, Tim Prater, Nicola South & Guy Valentine-Neale

1. **Election of Chair:**  
**Councillor Guy Valentine-Neale was nominated for the position of Chair**  
**Proposed by Councillor Michael Fitch**  
**Seconded by Councillor Tim Prater**  
**Agreed by all.**
2. **Apologies for absence: Councillor Susan Claris**
3. **Declarations of interest:** There were none
4. **Minutes of the last meeting** – the minutes of the meeting held on 7<sup>th</sup> May 2024 having been previously circulated, were approved as a correct record and signed by the chair during the meeting.  
**Proposed by: Councillor Simon Horton**  
**Seconded by: Councillor Hazel Barrett**  
**Agreed by all.**
5. **Pre-application by DHA on behalf of Taylor Wimpey regarding Shorncliffe Garrison-Burgoyne South.** It was noted that a presentation was given regarding the proposed development of Burgoyne South. The parish council agreed to provide a written summary of their oral comments at the meeting to Taylor Wimpey and DHA in the near future.

6. **Planning application for discussion**

|                   |                                             |                                                             |                                                                                                                                                        |
|-------------------|---------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>24/0388/FH</b> | <b>Land Adjoining 12, Southernwood Rise</b> | <b>4 bedroom dwelling with a new vehicular access point</b> | <b>Comments and observations before 28/05/2024</b><br><b>Objection For:6</b><br><b>Against 1</b><br><b>Abstentions:0</b><br><b>Interest declared:0</b> |
|-------------------|---------------------------------------------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|

**The parish council object to this application on the grounds of:**

- **Lack of a soil stability survey- particularly given a reference is made to the ‘steep topography of the site’ combined with the plan to excavate into the slope against the background of land stability issues across the parish in the recent past**
- **Noted that no reference is made to Sandgate Design Statement which also highlights the importance of land stability issues**

|                                                        |                                |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                        |
|--------------------------------------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 24/0420/FH                                             | 2 Mariners Gate,<br>Encombe    | Conversion of existing garage into ancillary residential use to include removal of existing door & insertion of windows/doors.                                                                                                                                                                                                                                                       | Comments and observations before 29/05/2024                                                                            |
| <b>Decided on 31<sup>st</sup> May by FHDC Planning</b> |                                |                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                        |
| 24/0593/FH                                             | 28 OXENDEN ROAD                | Extension of existing porch and conversion of garage to extend existing bedroom                                                                                                                                                                                                                                                                                                      | Comments and observations before 18/06/2024<br>No Objection<br>For:6 Against:1<br>Abstentions:0<br>Interest declared:0 |
| 24/0683/FH /PA                                         | 78 Sandgate High Street        | Determination as to whether prior approval is required for the proposed change of use from Commercial, Business and Service (Use Class E) to a mixed use including two flats in part of the first, second and third floor levels (Use Class C3) under Schedule 2, Part 3, Class G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) | Comments and observations before 10/06/2024<br>Defer to Planning Officer                                               |
| 24/0566/FH                                             | FOLKESTONE ROWING CLUB, PARADE | Installation of solar PV panels                                                                                                                                                                                                                                                                                                                                                      | Comments and observations before 20/06/2024<br>Application invalidated by Planning Officer                             |

**7. Update on previous planning applications:**

|                |                                  |                         |
|----------------|----------------------------------|-------------------------|
| 23/1660/FH     | 2 Chichester Road                | Refused                 |
| 24/0412/FH     | 14 Encombe,                      | Approve with Conditions |
| 24/0253/FH     | 70 Enbrook Valley                | Approve with Conditions |
| 24/0510/FH/TCA | Scout Association HQ, Undercliff | No Objections           |
| 24/0450/FH     | 102 Sandgate High Street,        | Approve with Conditions |
| 24/0515/FH     | 28 Bybrook Fields                | Approve with Conditions |
| 24/0519/FH     | 41 Military Road,                | Approve with Conditions |
| 24/0570/FH/TCA | The Studio, Castle Road          | No Objections           |

**8. Correspondence:** None at this time

**9. Information** – It was noted that Councillor Tim Prater had been approached by the Scout Association regarding the possible application for a new roof to the scout hut.

**10. Date of the next Planning Committee meeting** – TBC

Signed by the Planning Committee Chairman.....Date.....